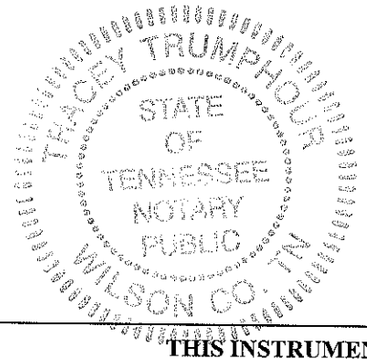
File No. 280801126

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11.28.09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/30/08 10:46 3 pgs
Fees:18.00 Taxes:773.30
20080930-0099040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R. Phillips	Franklin American Mortgage Company	095-03-0-117.00
(NAME)	(NAME)	
223 Fairway Drive	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jonathan Batchelor and Michael Batchelor, as joint tenants with right of survivorship, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jason R. Phillips* and Lloyd Christopher Lindsey,* hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*unmarried *unmarried

Land in Davidson County, Tennessee, being Lot No. 27 and the northerly part of Lot No. 28 on the Plan of Merry Oaks, as of record in Plat Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee, being more particularly described as follows: Beginning on the easterly margin of Fairway Drive at the corner of Lots Nos. 26 and 27; thence with said Drive southwardly 123 feet to a point 40 feet north of the corner of Lots Nos. 28 and 29; thence eastwardly, parallel with and 40 feet north of the line between Lots Nos. 28 and 29, 293 feet, more or less, to the westerly line of Lot No. 235; thence northwardly with the westerly line of Lots Nos. 235 and 234, and 233, 180 feet, more or less, to the corner of Lots No. 26 and 27; thence with the line between said two lots westwardly 275.2 feet to the beginning.

Being the same property conveyed to Jonathan Batchelor and Michael Batchelor, as joint tenants with right of survivorship by Deed dated 5/6/2004 from Christopher T. Schafer and Wife, Sharon A. Schafer of record in Instrument No. 20040518-0058430, recorded 5/18/2004, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 1835, Page 67, Plat Book 1835, Page 68, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 223 Fairway Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 19th day of September, 2008.

Jonathan Batchelor

Michael Batchelor

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jonathan Batchelor and Michael Batchelor, as joint tenants with right of survivorship the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

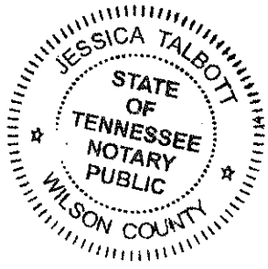
Witness my hand at office this 19th day of September, 2008.

Commission expires: 4-15-08

Notary Public

File Number: 280801126

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

My Commission Expires: 6-27-2011

271100462